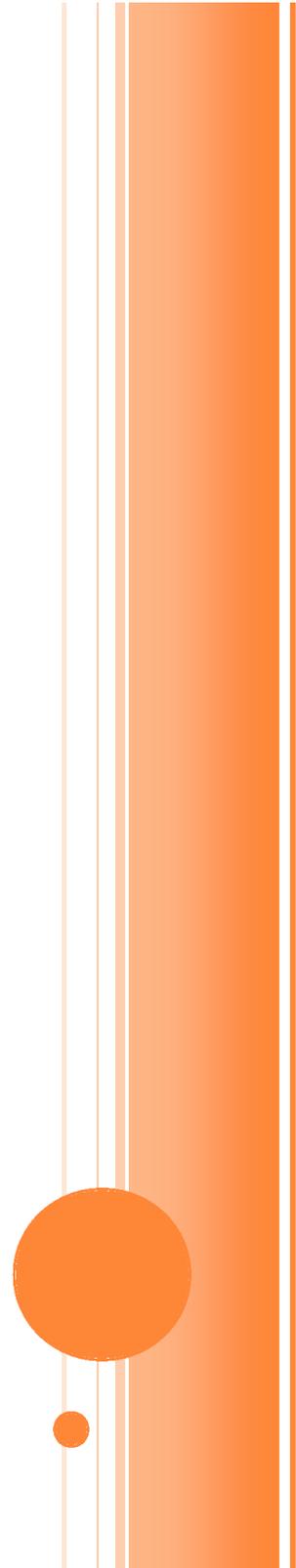


COLUMBUS CONSOLIDATED GOVERNMENT

FY 2018 Annual Action Plan

The Community Reinvestment Department



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As required by HUD, the city of Columbus prepared a Five Year Consolidated Plan for FY 2017 - 2021 to integrate planning efforts to meet the community needs. As an entitlement community, the city of Columbus receives an annual share of federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds. The goal and purpose of this 2017 Annual Plan (2017 AAP) is to articulate the funding decisions for projects and activities that are expected to be implemented and funded with CDBG and HOME funding for the Program Year 2017/ City's FY 2018.

The Consolidated Planning process helps to identify the needs of the community and adopts strategies to meet those needs while placing particular emphasis on low- and moderate-income (LMI) individuals and households. The 2017 AAP informs HUD and the community on the city of Columbus' intended use of federal funds. With meeting the community's needs in mind, the 2017 AAP strives to reflect the City's continued efforts and commitment to serve the needs of its low- and moderate-income residents.

2. Summarize the objectives and outcomes identified in the Plan

The goals and outcome of Columbus' 2017 AAP are taken from the Consolidated Plan's Strategic Plan, which describes how federal funds and other resources will be utilized over the course of the next five years. All activities and funding priorities included in this 2017 AAP are guided by three overarching statutory goals set by HUD and applied accordingly to Columbus' need:

- *To provide decent housing* by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs and transitioning homeless persons and families into housing.
- *To provide a suitable living environment* through safer, more livable neighborhoods, greater integration of low and moderate income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- *To expand economic opportunities* through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low and moderate income persons to achieve self-sufficiency.

3. Evaluation of past performance

Each year, the City is required to submit a Consolidated Annual Performance Evaluation Report (CAPER) to HUD, which reports on the activities that were funded with CDBG and HOME dollars. The CAPER reports the amount spent on each project activity and the amount of beneficiaries assisted. The City has submitted the required reports each year, and HUD has accepted the reports each year. The summary of past performance reported below was taken from the City's most recently completed CAPER completed for fiscal year 2016 and submitted to HUD. The summary of past performance reports can be found on the City's Community Reinvestment Department's website at <http://www.columbusga.org/CommunityReinvestment/Reinvestment.htm>.

4. Summary of Citizen Participation Process and consultation process

The City has a Community Development Advisory Council (CDAC) that consists of board members appointed by the mayor and council members to act as the voice of residents per the Citizen Participation Plan. This committee meets throughout the year to provide recommendations on the City's consolidated planning process.

The City's current 5-year Consolidated Plan was adopted in May 2016. For the development of that plan, numerous public meetings and hearings were held in order to solicit public input in accordance with the Citizen Participation Plan. Public meetings were held prior to the adoption of the Annual Action Plan. An announcement of the availability of a draft copy of the 2017 AAP for review at various public library locations throughout the City and the announcement of the holding of a public meeting was published in the Columbus Ledger-Enquirer Newspaper on April 22, 2017. A draft copy and the information of the availability of the draft and the date/time/place of the public meeting was also announced on the City's website. The public meeting was held on May 15, 2017 to hear local needs and concerns for the Annual Action Plan.

5. Summary of public comments

To date, no public comments have been received.

6. Summary of comments or views not accepted and the reasons for not accepting them

To date, no public comments have been received.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

CDBG Administrator	COLUMBUS	Community Reinvestment Department
HOME Administrator	COLUMBUS	Community Reinvestment Department

Table 1 – Responsible Agencies

Narrative (optional)

The City’s Community Reinvestment Department, as the lead entity/agency, will be responsible to the implementation of the Consolidated Plan which provides a comprehensive strategy to address the City’s housing and community development needs, over a five-year period, with the use of CDBG and HOME program funds.

Several City departments are active stakeholders in community development projects and improvements, including Engineering, Inspections and Code, Parks and Recreation, the Planning Department, and Public Works. In addition, the Housing Authority of Columbus, Georgia (HACG) will play a large role in providing and managing housing programs covered by this plan. Coordination with various non-profit organizations will also be important.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

In accordance with the Columbus Consolidated Government's Citizen Participation Plan, an announcement of the availability of a draft copy of the 2017 AAP for review at various public library locations throughout the City and the announcement of the holding of a public meeting was published in the Columbus Ledger-Enquirer Newspaper on (TBA). A draft copy and the information of the availability of the draft and the date/time/place of the public meeting was also announced on the City's website. The public meeting was held on (TBA) to hear local needs and concerns for the Annual Action Plan. There were (TBA) who showed up at this meeting to express their interest in HUDs policies and voice their concern. In addition to the public meeting, various agencies and organizations were contacted via phone or email in order to gauge additional considerations and needs. When schedules permitted, the Community and Reinvestment Department staff consulted with the Housing Authority of Columbus Georgia, social service agencies, housing providers, neighborhood groups, members of City Council, and other departments of Columbus Consolidated Government.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

In preparing the 2017 AAP, the City consulted with other departments and outside agencies that have responsibility for administering programs covered by or affected by the Annual Action Plan. Every year, the City releases RFPs seeking applications for the expenditures of the CDBG and HOME funds. The Community Development Advisory Council (CDAC) helps oversee and award these funds. The City works directly with the following agencies and providers to enhance coordination:

- NeighborWorks Columbus – this non-profit agency assists low- and moderate-income persons with purchasing homes that have been rehabilitated.
- Wynnton Neighborhood Housing – this non-profit agency assists low- and moderate-income individuals with purchasing homes that also have been rehabilitated.
- Direct Service Corporation – provides home delivered meals to income eligible seniors.
- Columbus Community Center – Provides literacy, educational and youth services low- and moderate-income eligible recipients aged 5 through 12.
- Columbus Literate Community Program/dba Literacy Alliance – provides both Youth and Adult Education Programs for kindergarten readiness and literacy readiness programs respectively.
- Boys and Girls Club of the Chattahoochee Valley – provides educational and career development programs to youths aged 6 to 12.
- Columbus Parks and Recreation – provides a swim program to income eligible youth aged pre-k to 5.

All of these agencies conduct their own services for low- and moderate-income households throughout Muscogee County. The Housing Authority of Columbus Georgia separately administers the Section 8 Program and public housing.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Columbus participates in the Columbus-Muscogee/Russel County Continuum of Care (CoC). The City undertakes extensive consultation as part of its consolidated planning process by regularly attending monthly meetings and coordinating between the CoC's lead agency Home for Good, the Homeless Resource Network, and the Open Door Community Center.

- Homeless Resource Network – assists income eligible clients in securing affordable housing within Muscogee County.
- Home for Good – assists income eligible clients in securing affordable housing within Muscogee County.
- Open Door Community Center – Project is Tenant Based Rental Assistance (TBRA). This organization assists low- and moderate-income persons in transitioning from homelessness and/or shelters into rental housing.

The CoC provides agencies and allied partners with education on the *housing first* model and best practices for ending veterans and chronic homelessness, which encourages improved data collection efforts through participation in the Homeless Management Information System (HMIS), and establishing community-wide goals for a coordinated entry system. Through the CoC, the Project for Assistance in the Transition from Homelessness (PATH) program has been established, which provides a “feet to street” outreach to the unsheltered chronic homeless population. The main objective of PATH is to transition chronically homeless individuals into permanent housing. The path program also provides mental health and recovery services as well as other supportive services as needed to achieve housing stability.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Although the City of Columbus is not a recipient of Emergency Solution Grant funding, the City coordinates the CoC's strategy for prioritizing housing for veterans and the chronically homeless is largely driven by national best practices, HUD's program priorities, the City's Five-Year Consolidated Plan, and the City's ten-year Plan to End Homelessness.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	NEIGHBORWORKS COLUMBUS, INC.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
2	Agency/Group/Organization	Wynnton Neighborhood Housing, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
3	Agency/Group/Organization	Columbus Makes IT
	Agency/Group/Organization Type	Services-Children Services-Education Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
4	Agency/Group/Organization	Friends of Historic Clafin, Inc.
	Agency/Group/Organization Type	Historic Preservation, Non-Housing Community Development Needs

	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
5	Agency/Group/Organization	ENRICHMENT SERVICES PROGRAM
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
6	Agency/Group/Organization	Columbus-Muscogee/Russell County Continuum of Care
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
7	Agency/Group/Organization	DIRECT SERVICE CORPORATION
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
8	Agency/Group/Organization	Home for Good
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
9	Agency/Group/Organization	HOMELESS RESOURCE NETWORK INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
10	Agency/Group/Organization	Columbus Area Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
11	Agency/Group/Organization	Columbus Civic Center
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
12	Agency/Group/Organization	Parks and Recreation Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
13	Agency/Group/Organization	Engineering Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
14	Agency/Group/Organization	Inspections and Code Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
15	Agency/Group/Organization	UPTOWN COLUMBUS, INC
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.

16	Agency/Group/Organization	Columbus Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
17	Agency/Group/Organization	MidTown, Inc.
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
18	Agency/Group/Organization	River Valley Regional Commission
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
19	Agency/Group/Organization	Columbus State University
	Agency/Group/Organization Type	University
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
20	Agency/Group/Organization	METRA Transit System
	Agency/Group/Organization Type	Transit Agency

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
21	Agency/Group/Organization	HOUSING AUTHORITY OF COLUMBUS, GA
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
22	Agency/Group/Organization	Planning Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.
23	Agency/Group/Organization	OPEN DOOR COMMUNITY HOUSE, INC.
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted through meetings and/or engagement through correspondence.

Identify any Agency Types not consulted and provide rationale for not consulting

To the greatest extent possible, the City of Columbus made every effort to consult all agency types that administer programs covered by or affected by the Annual Action Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Home for Good	The Strategic Plan's goals to address homelessness align with Continuum of Care's goals and strategies.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City has a Community Development Advisory Council (CDAC) that consists of board members appointed by the mayor and council members to act as the voice of residents per the Citizen Participation Plan. This committee meets throughout the year to provide recommendations on the City’s consolidated planning process.

The City’s current 5-year Consolidated Plan was adopted in May 2016. For the development of that plan, numerous public meetings and hearings were held in order to solicit public input in accordance with the Citizen Participation Plan. Public meetings were held prior to the adoption of the Annual Action Plan. An announcement of the availability of a draft copy of the 2017 AAP for review at various public library locations throughout the City and the announcement of the holding of a public meeting was published in the Columbus Ledger-Enquirer Newspaper on April 22, 2017. A draft copy and the information of the availability of the draft and the date/time/place of the public meeting was also announced on the City’s website. The public meeting was held on May 15, 2017 to hear local needs and concerns for the Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Currently, Columbus receives CDBG and HOME funds for housing construction, rehabilitation initiatives, public service activities, economic development, and other eligible activities. These funding sources are expected to be available over the next five years.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,328,478	238,822	0	1,567,300	0	Block Grant from HUD to address housing, community development, and economic development needs in the City.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	645,385	115,053	0	760,438	0	Grant from US Department of Housing and Urban Development to address affordable housing needs in the City.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The nonprofit organizations funded have additional financial capacity through foundations and fundraising campaigns. In addition, the City encourages applicants and subrecipients to seek out other public and private resources that address the needs and goals identified in the Consolidated Plan. Federal funds provide these organizations with the opportunity to expand their services to benefit low- and moderate-income persons.

The City of Columbus receives a 50% HOME match reduction. It requires organizations who receive home assistance to provide the necessary match using non-federal funds, which is verified through a report submitted to the City on an annual basis.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is currently in the process of identifying properties in its portfolio that can be surplus and conveyed as affordable housing. Additionally, the Columbus Land Bank Authority has a stated goal of providing land to be used in the creation of affordable housing and jobs for LMI citizens through residential, commercial, and industrial development.

Discussion

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

(The complete goals for funding projects and activities will be completed during the 30 day public comment period.)

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Please see above

AP-35 Projects – 91.220(d)

Introduction

The following project information for FY 2018 provides a preliminary overview on the ranges of CDBG and HOME activities:

- CDBG Administration - \$313,460
- Home Administration - \$76,041
- Housing (New Construction) - \$569,344
- Demolition - \$76,711
- Tenant Based Rental Assistance (TBRA) - \$115,053
- Economic Development (Business Incubator) - \$150,000
- Economic Development (Revolving Loan Program) - \$200,000
- Project Care/Minor Home Repair - \$116,800
- Public Service Grants - \$238,093
- New Housing (Multifamily Infrastructure) - \$500,000

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Columbus is committed to allocating funds that serve the needs of the lowest income and most disadvantaged residents, which is reflected in the table of projects selected above.

The following are obstacles to meeting underserved needs in the City:

- The reduction of funding at the local, state, and federal levels will significantly limit the resources available to meet the needs of low and moderate income residents. With declining resources from various sources, the City and non-profit organizations will be unable to serve all persons who are in need of services and, in some cases, programs may cease to exist due to the decrease in funding.
- As the population of Columbus continues to grow, continuing limitations on affordable housing will become a major barrier.

Projects

AP-38 Projects Summary

Project Summary Information

(Please see project overview above)

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Columbus was founded in 1828 as a trading post on the Chattahoochee River in Western Georgia. It is the third largest city in the state of Georgia and the principle city for Muscogee County. Columbus is located in the west central portion of the State of Georgia approximately 90 miles southwest of Atlanta and approximately 80 miles east of Montgomery.

The City of Columbus will prioritize its CDBG and HOME funds in areas where the percentage of low- to moderate-income persons is 51% or higher. Additionally, the City will take into consideration areas of "minority concentration" and "poverty concentration", defined as census tracts that have concentrations of minority populations or poverty, respectively, statistically and significantly larger than the minority population or poverty rate for the City as a whole. These areas are highlighted in the attached maps, "LMI Areas", "Minority Concentration", and "Poverty Concentration".

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Federal CDBG funds are intended to provide low- and moderate-income persons with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. As such, the City will use its CDBG and HOME funds throughout the jurisdiction to serve low- and moderate-income persons. A portion of CDBG and HOME funds will be used for new affordable housing and to rehabilitate existing housing units in low-income neighborhoods to improve the housing conditions within those neighborhoods. By utilizing federal dollars in predominantly low-income neighborhoods the City will serve the most disadvantaged residents given the limited source of funds.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will use HOME funds and a portion of CDBG funds for new affordable housing and to rehabilitate existing housing units. The City does not run a public housing or Section 8 voucher program. Those specific programs are done through the Housing Authority or Columbus Georgia (HACG). The special needs population will be served through grants to local service providers. The homeless population will be served through assistance grants to local service providers. Therefore, these two groups do not have easily quantifiable goals.

The numbers in the tables below are derived from the Goals Summary Information table in AP-20, Annual Goals and Objectives. Tenant-Based Rental Assistance Tenant-Based Rental Assistance/Rapid Rehousing for FY 2018 serves homeless households. Non-homeless households are served by other types of affordable housing programs. There are no CDBG or HOME supported affordable housing programs targeted to special needs populations at this time.

One Year Goals for the Number of Households to be Supported	
Homeless	8
Non-Homeless	7
Special-Needs	0
Total	15

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	8
The Production of New Units	3
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	15

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Columbus Georgia serves as the primary public housing authority for the Columbus Consolidated Government. The HACG was founded in 1938. Its mission is to be the foremost provider of quality, affordable housing in the Columbus region by developing, revitalizing, and managing contemporary housing communities. Publicly supported housing can be a bridge for families aiming to escape poverty and obtain decent, affordable housing.

Actions planned during the next year to address the needs to public housing

According to HUD's latest Assessment of Fair Housing (AFH) data, there were 1,717 public housing units in Columbus. Although the public housing stock is generally in good condition, maintaining units at this level is cost-prohibitive for the HACG. Consequently, aging units are being removed from the public housing stock and converted to project-based vouchers as a result of HUD's Rental Assistance Demonstration (RAD) program. The Booker T. Washington (BTW) complex, which is over 72 years old, has reached a point of overwhelming cost to operate and maintain. This structure, which contained 392 family units, is scheduled for a two-phase demolition and redevelopment. The demolition of BTW has reduced the public housing stock by 392 units; however, the redevelopment of the site will include 100 units for the elderly in Phase I and 106 mixed-income units in Phase II. These housing stock changes continue from FY 2015 and are projected to extend through FY 2017. Additionally, as a result of its redevelopment activities at BTW, HACG was awarded 302 tenant-protection vouchers (TPV) in FY2015 to assist with the relocation of BTW residents.

The HACG seeks to continue improving the living environment through regular unit and building maintenance and repair, which includes: HVAC improvements, interior modernization, roof replacement, fencing, wireless internet access and painting. Maintaining the City's public housing stock expands the housing choice for the community's low-income residents.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The HACG continues to expand services to promote and support self-sufficiency programs that focus on improving their resident's economic mobility and standard of living. These programs, Resident Opportunities and Self-sufficiency (ROSS) and Family Self-Sufficiency (FSS), are voluntary self-sufficiency programs that provide participating families with the opportunity to improve skill sets and establish economic independence. Both the ROSS and FSS programs enlist Program Coordinators that link participating families with resources to help them achieve their goals. HACG's self-sufficiency programs

provide families with:

- A plan specifically tailored to their family or individual goals.
- A link to community organizations geared towards education, job training and placement programs, computer and financial literacy, and increased self-sufficiency.
- An advocate and supporter to help residents work through barriers preventing self-sufficiency.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HUD has not designated the HACG as troubled.

Discussion

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As a participant in the local CoC, led by Home for Good, the City is a partner in its plan to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations.

The City continues to implement a Homeless Management Information System (HMIS) database to track the effectiveness of service providers. This system provides information on services provide to eligible clients by local non-profit organizations in the City. The City funds the HMIS coordinator on an annual basis, and will continue to contribute CDBG funds to help assist local service agencies provide services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Individuals/families can access support services either by self-presenting at most of the shelter facilities or through referrals. Regional emergency shelters refer participants to agencies that will assist them in obtaining mainstream resources so that they will have the financial ability to start along the road to self-sufficiency. Transitional housing programs generally refer participants to permanent housing programs/locations and provide the assistance necessary in obtaining resources to be successful when they make this transition.

The City will continue to support the region's CoC, Home for Good, with CDBG funds in FY18, with an allocation of (TBD). Additionally, the City will allocate (TBD) in FY18 HOME funds to Open Door Community House, who will provide TBRA vouchers to (TBD) low-income individuals who are homeless or at-risk of being homeless

Addressing the emergency shelter and transitional housing needs of homeless persons

Each year, the CoC conducts a Point-in-Time count of the persons residing in emergency shelters and transitional housing facilities, as well as those living unsheltered, in the Columbus region. This information is used to understand the emergency and transitional needs of homeless persons so that they can be addressed adequately and efficiently. The City plans to continue to fund non-profit organizations such as Home for Good who provide services to homeless individuals and families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Increasing the amount of permanent housing with supportive services is a top priority for the City. The majority of chronically homeless persons have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options with supportive services in order to make the transition to residential stability. In addition to permanent affordable housing, the City's strategy for ending chronic homelessness addresses each of the issues that most often cause this problem: • The high prevalence of substance abuse among chronically homeless individuals • Inadequate education and/or job skills among many homeless persons • The shortage of affordable housing in the City of Columbus The City will maintain coordination and collaboration with local non-profit agencies serving the homeless population. Columbus will continue will use its entitlement grant funds to assist nonprofit organizations that serve homeless individuals and families in Columbus and to continue funding for its Homeless Task Force Coordinator who creates the application for the CoC and assists in coordination homeless resources throughout the City.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City recognizes a need for neighborhood-based homelessness prevention programs, such as a crisis response and stabilization team, a street outreach program, housing search and Consolidated Plan COLUMBUS 131 OMB Control No: 2506-0117 (exp. 07/31/2015) placement specialists, and increased employment opportunities that provide temporary rental assistance and other services. The following action items comprise the City's strategy for homelessness prevention:

- Development of a detoxification unit for persons in danger of becoming homeless;
- Development of programs and systems that help overcome barriers to housing and

- employment;
- Provide childcare;
- “Agreement of Discharge” memorandums;
- Design of an intervention and eviction prevention program;
- Rental and utility assistance payments;
- Implementation of a referral and outreach team;
- Development of a reunification program;
- Foreclosure intervention and prevention program;
- Encourage participation in national healthcare plan;
- Establish a critical document fund;
- Expand and update homeless resource guides.

Discussion

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	(TBD)
Tenant-based rental assistance	(TBD)
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	(TBD)
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	(TBD)
Total	

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City's housing market presents significant impediments to development of an adequate supply of affordable housing for LMI individuals and families. Loss of major manufacturing employment opportunities coupled with rising construction costs has created a significant barrier to affordable housing. The City's 2011 Analysis of Impediments to Fair Housing Choice (AI) examined a number of areas in which barriers to the development of affordable housing might exist. Barriers identified in the AI and over the course of the outreach for the development of this Consolidated Plan, include:

- Property tax freeze in Muscogee County, meaning that tax assessments are based on the value at the time of sale and frozen at that value until the property is sold or improved. This presents a disincentive to new residential investment and rehabilitation and a loss of real estate property tax that increases in real time with the market value or appraised value of the housing stock.
- Limited supply of quality affordable housing stock.
- Zoning ordinances restrict the development of affordable supportive housing (group living)
- Limited access to and availability of public transportation means that affordable housing is not necessarily located within a reasonable commute of employment centers and amenities

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In order to continue to address and eliminate any potential barriers to affordable housing, the City has identified the following areas where the City could take action to minimize barriers to affordable housing over the next five years.

1. Develop partnerships to build and increase the number of affordable units;
2. Support and coordinate with developers for housing tax credit project applications proposed within Muscogee County
3. Provide homebuyer education
4. Make efforts to coordinate the Land Bank Authority of Columbus Georgia in the provision of affordable housing units

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

The following information illustrates other actions that the City of Columbus will take to address its priority needs.

Actions planned to address obstacles to meeting underserved needs

The primary impediment to the City's ability to meet underserved needs is the limited amount of CDBG funding to address identified priorities. The City will continue to seek public and private resources to leverage its entitlement funds in assisting with implementation of policies and programs.

The Columbus Consolidated Government is working with local partner agencies and neighborhood organizations to strategically target projects that will preserve and expand quality, safe and affordable housing choices; prevent and end homelessness; provide opportunities to improve quality of life; support vibrant neighborhoods and expand economic opportunities.

Actions planned to foster and maintain affordable housing

The City will continue to support its goals of maintaining and expanding affordable housing by utilizing its CDBG and HOME allocations to create new opportunities for affordable rental and homeownership and rehabilitate existing affordable units. The amount of funds allocated for these activities for FY18 is (TBD).

Given the high demand for affordable housing, the City recognizes the importance of fostering affordable housing development and maintaining existing affordable housing stock. The City, through its partnership with Open Door Community House, also provides Tenant Based Rental Assistance to extremely low-income/homeless families to create affordable housing options at market rate rental housing located across the City. The City fosters relationships with both for-profit and nonprofit (including CHDO) housing developers when soliciting HOME Program funding proposals. The City currently partners with Neighborworks Columbus and Wynnton Neighborhood Housing on in-fill housing developments through acquisition and rehabilitation of abandoned properties, and through new construction for homeownership. This year the City will offer developers the opportunity to leverage limited City HOME funding with Low-Income Housing Tax Credits, State Historic Tax Credits, housing bonds, and Federal Home Loan Bank funds. The City HOME funds will account for only a fraction of the total cost but will deliver large projects providing a large number of long-term affordable rental housing units. The City maintains its HOME investment in affordable housing by monitoring rental housing occupancy and physical condition over HUD's minimum compliance periods required by 24 CFR 92.254. The City will also grant and loan CDBG funds to repair low-income owner-occupied homes enabling

existing homeowners to enjoy a safe and healthy home that they can afford to operate and maintain.

Actions planned to reduce lead-based paint hazards

The City will continue to ensure compliance with the HUD lead-based paint regulations that implement Title X of the Housing and Community Development Act of 1992, which covers the CDBG and HOME programs, among others. The City plans to continue using a certified private contractor to remove lead from housing units where funds will be invested for rehabilitation or other purposes. A private contractor is also used to conduct lead-based paint testing and Lead Risk Assessments. In any cases where testing indicates the presence of lead, it will be properly removed or abated.

The City's Project Care (Single Family Rehabilitation) and Acquisition/Rehab programs will be active in identifying and repairing lead-based paint hazards in eligible owner housing. HUD Title X and EPA Renovator (RRP) requirements are integrated into CDBG and HOME funded programs that rehabilitate housing units constructed prior to 1978. Typical lead hazard control begins with an XRF lead inspection to guide the scope of work. Certified workers complete lead hazard control work in compliance with HUD's Title X and EPA RRP regulations. These projects typically include wet scraping, painting, eliminating friction/impact surfaces, mulching bare soil, and cleaning to Clearance. Each rehabilitated housing unit will achieve Clearance as part of project completion by a certified lead-based paint contractor, as proscribed by HUD's Title X regulation.

Actions planned to reduce the number of poverty-level families

Specifically, the City will continue to provide assistance to LMI residents through the following initiatives:

- Provide non-profit organizations such as The Literacy Alliance with funding to assist City residents with literacy readiness
- Provide assistance to non-profit organizations such as NeighborWorks to provide affordable homeownership opportunities for LMI residents;
- Continue to implement its Section 3 policy. Additionally, the City will encourage nonprofit organizations to expand housing development programs to incorporate job-training opportunities as part of their operations

Furthermore, the City's anti-poverty strategies are implemented through the following established goals of the Consolidated Plan: preserving and increasing quality, safe, affordable housing choices and reducing discriminatory barriers; providing suitable living environments through safer, more livable neighborhoods; and, expanding economic opportunities. The CDBG and HOME program are the principle funding sources targeted at reducing the number of poverty-level families, but the ESG program, which is applied for and administered through the Continuum of Care (CoC), also seeks to stabilize families and individuals so they are able to return to self-sufficiency. Importantly, the resource

management responsibilities of the CDBG and HOME programs provide staff of the Community Reinvestment Department an opportunity to facilitate coordination among a range of social and housing programs, operated by other City departments, governmental agencies and the nonprofit community, that together enhance the opportunities to reduce poverty for families.

CDBG program resources are targeted to meet the community development, infrastructure and economic opportunities needs in the community. The City will allocate CDBG funding for several economic development activities providing opportunities for both low and moderate income family members to receive living wage employment and low and moderate income business owners to improve and expand their businesses, increasing their profitability and income. Public services activities also include programs for stabilizing families, while the housing rehabilitation program reduces and stabilizes low and moderate income homeowner's housing expenses. CDBG public services activities, such as the housing counseling and the job training programs, assist low and moderate income families on the edge of poverty to help them to economic security. HOME program resources are allocated to address the needs for safe, affordable housing. Program activities that are designed to reduce housing expenses and offer the opportunity to help move families out of poverty are tenant-based-rental assistance and the in-fill and multifamily housings development program, which maintains and expands affordable housing.

Actions planned to develop institutional structure

The City's Community Reinvestment Department plans to continue to strengthen its working relationships with social service agencies. Public and autonomous agencies that are critical to the institutional structure work cooperatively in executing required tasks. Agency staff have the ability and expertise to deliver services efficiently and effectively, and often have years of expertise in their respective fields. Additionally, nonprofit organizations work closely with the Community Reinvestment Department and often bring a significant amount of experience and expertise to the service delivery system. The City plans to improve coordination among its partner agencies to promote a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions.

The Columbus Consolidated Government continues to work closely with partner agencies and community stakeholders to develop social response programs based on community need. Examples include the Continuum of Care board and subcommittees, 211 response line through the United Way of the Chattahoochee Valley, the Columbus 2025 Initiative for Economic, Community and Workforce Development, and Neighborhood CDBG Programs. Each program provides a response by the City to respond to the institutional needs of community partners and the individuals they serve.

Actions planned to enhance coordination between public and private housing and social

service agencies

Regular evaluations of the current system will highlight areas where improvements are necessary. Greater technical assistance will be provided to social service and housing providers to assist them in attaining their goals, particularly when they overlap with those of the City.

The City has established a number of cooperative partnerships and collaborations with public and supportive housing providers, local government, mental health and social service agencies to address its priority needs and will continue to do so. Examples include:

- **Single- and Multi-family Housing:** the City partners with Neighborworks Columbus, Inc. and the Housing Authority of Columbus to coordinate the funding, development and monitoring of single- and multi-family housing units funded through the HOME and CDBG programs.
- **Tenant-Based Rental Assistance:** the City partners with a local non-profit, Open Door Community House, to manage the HOME tenant-based rental assistance program. The TBRA program has been prioritized for homeless individuals and households. Support Services are offered to all TBRA households through CoC Programs.
- **Fair Housing:** the City partners with a local non-profit, Access 2 Independence, to fund, plan and host Fair Housing activities throughout the year.
- **The City provides CDBG funding annually and partners with Home for Good (a local non-profit homeless provider) who serves as the Collaborative Applicant for the Muscogee/Russell County Continuum of Care (CoC). Home for Good coordinates a number of homelessness reduction system-wide strategies involving both public and private agencies such as Coordinated Assessment, Housing First and Rapid Rehousing through the Continuum of Care.**

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

This section describes program specific requirements for CDBG and HOME funds.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed (TBD)
 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. (TBD)
 3. The amount of surplus funds from urban renewal settlements (TBD)
 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan (TBD)
 5. The amount of income from float-funded activities (TBD)
- Total Program Income:** (TBD)

Other CDBG Requirements

1. The amount of urgent need activities (TBD)
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. (TBD)

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment are contemplated for the use of the HOME funds except as identified

in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME recapture provisions are established at §92.254(a)(5)(ii), and permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the City is able to recapture a portion of the HOME-assistance provided to the original homebuyer. The City will only recapture direct HOME Subsidy from the original buyer. Direct HOME subsidy Consolidated Plan COLUMBUS 136 OMB Control No: 2506-0117 (exp. 07/31/2015) is defined as the amount of HOME assistance, including any program income, which enabled the homebuyer to purchase the unit. The direct subsidy includes downpayment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, then the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy. The City has chosen to recapture a portion of the net proceeds should the property sell during the period of affordability. Net proceeds are defined as the sales price minus the superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances will the City recapture more than is available from the net proceeds of the sale. The City will not utilize recapture provisions when a project receives only a development subsidy and is sold at fair market value because there is no direct HOME subsidy to recapture from the homebuyer. The form of recapture to be used by the City shall be “a sharing of net proceeds”. Sharing of net proceeds is defined as the sales price of the property LESS the outstanding mortgage debt owed to the primary lender LESS the homeowner’s contribution of the initial down payment and closing costs. Net proceeds will be shared between the City and the homeowner based on an annual pro-rata share during the term of affordability if the title of the property is changed before the period of affordability. For example, if the property were to sell in Year 1 of the affordability period, and the affordability period was 5 years, then the City would receive 100% of the net proceeds and the homeowner would receive none of the net proceeds. If the property were sold in Year 2, then the City would receive 80% and the homeowner would receive 20%. If the property were sold in Year 3, the City would receive 60% and homeowner would receive 40% of the proceeds. If the property were sold in Year 4, then the City would receive 40% and homeowner would receive 60% of the proceeds. If the property were sold in Year 5, then the City would receive 20% and homeowner would receive 80% of the proceeds. After Year 5, there would be no sharing of net proceeds; the homeowner would keep 100% of the sale proceeds. In the event of the property changing title due to foreclosure, the City will retain any remaining net proceeds following payment of the first mortgage. The City shall have the right of first refusal to buy out the first mortgage from the primary lender in the event of foreclosure. Enforcement mechanisms to be used to impose the City’s recapture provisions is a recorded mortgage and note that incorporates the recapture provisions and details the period of affordability based on the amount of direct HOME funds

invested in the project.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See above answer.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not have any plans to refinance existing debt secured by multifamily housing as described in the question, and therefore does not have any refinancing guidelines for that activity

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